

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
N/S Chapel Hill Drive, 220 ft. \* ZONING COMMISSIONER  
W of c/l Kenwood Avenue \* OF BALTIMORE COUNTY  
1307 Chapel Hill Drive \* Case No. 95-61-A  
14th Election District  
7th Councilmanic District  
Raymond A. Makowski, et ux  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Raymond A. Makowski and Rose M. Makowski, his wife, for that property known as 1307 Chapel Hill Drive Rossville section of Baltimore County. The Petitioner/property owners herein seek a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of 7.5 ft. for an open projection (carport), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

MICROFILMED

ORDER RECEIVED FOR FILING

Date


By

9/15/94  
Mr. Gorch

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of September, 1994 that the Petition for a Zoning Variance from Section s 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of 7.5 ft. for an open projection (carport), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. The Petitioners shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) as set forth in the comments submitted by the Developers Engineering Section dated September 6, 1994, submitted under letter dated September 9, 1994 from the Office of Zoning Administration and Development Management.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:man

ORDER RECEIVED FOR FILING

Date

By

9/15/94  
M. Good

RECORDED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 13, 1994

Mr. and Mrs. Raymond A. Makowski  
1307 Chapel Hill Drive  
Baltimore, Maryland 21237

RE: Petition for Administrative Variance  
Case No. 95-61-A  
Property: 1307 Chapel Hill Drive

Dear Mr. and Mrs. Makowski:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.





# Petition for Administrative Variance

95-61-A

## to the Zoning Commissioner of Baltimore County

for the property located at 1307 Chapel Hill Dr.  
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.C.1 and 301.1A. to permit a 3' side setback in lieu of 7.5' for an open projection (carport).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

I need A 12 ft wide CARPORT and I only have 15 ft to property line that's why I need the VARIANCE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Albert  
Raymond ~~Rose~~ MAKOWSKI owner  
(Type or Print Name)

Signature

ROSE MARIG MAKOWSKI owner  
(Type or Print Name)

Signature

Rose M. Makowski  
(410) 682-7195 WORK

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: 22510

DATE: 8/17/94

ESTIMATED POSTING DATE: 8/28/94

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 64

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1307 Chapel Hill Dr.  
address  
BA MD 21237  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Do to having health problems it would be  
easier for me to get to the car as  
well as getting in & out of after having  
Chemo-therapy treatments. It would  
also shield me from the outside  
elements

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raymond A Makowski  Rose M. Makowski  
(signature) (signature)  
Raymond A Makowski Rose M Makowski  
(type or print name) (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond A. Makowski. Rose M. Makowski.

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts heremabov set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/11/94  
date

Stephen Seidel  
NOTARY PUBLIC

My Commission Expires:

5/5/97

MICROFILMED



#64  
Zoning Description 95-61-A

Zoning Description for 1307 Chapel Hill Dr.  
Councilmanic District -  
Election District - 14

Beginning At A point on the - N 26° 00' 45" E 149.73'  
S 71° 48' 0" S-E 67.93' S 18° 11' 55" W 100.00'  
S 04° 34' 15" W - S 26° 00' 45" W  
front S 63° 59' 15" E 99.89'

NEAREST IMPROVED INTERSECTING Kenwood Avenue  
150.00'

Being Lot # 5 Block L

Subdivision - High Point Book # 26

Folio # 110 Square Feet 335



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-61-A

Account: R-001-6150

Number

Date 8/17/94

Taken In By: WDK

Item Number: 64

Makowski, Raymond — 1307 Chapel Hill Drive

010 - Res. Vacance — \$ 50.00

080 - 1 sign posting — \$ 35.00

---

Total — \$ 85.00

MICROFILMED

03A03W0398MICARC

\$85.00

BA C011:39AM08-17-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 26, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Raymond and Rose Marie Makowski  
1307 Chapel Hill Drive  
Baltimore, Maryland 21237

Re: CASE NUMBER: 95-61-A (Item 64)  
1307 Chapel Hill Drive  
N/S Chapel Hill Drive, 220' W of c/l Kenwood Avenue  
14th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 28, 1994. The closing date (September 12, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Raymond and Rose Marie Makowski  
1307 Chapel Hill Drive  
Baltimore, Maryland 21237

SEP. 08 1994

RE: Item No. 64, Case No. 95-61-A  
Petitioner: Raymond and Rose Marie Makowski

Dear Mr. & Mrs. Makowski:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 17, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:ggs



RECEIVED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

95-61

TO: ZADM

DATE: 8/31/94

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 8/29/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

63

64

65

66

68

69

70

71

72

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

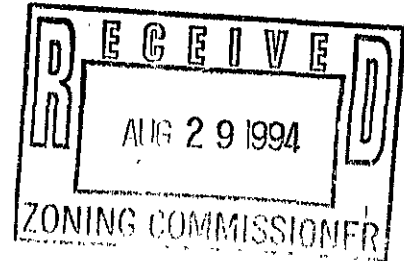
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 29, 1994

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK:JL:bjs

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/25/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time;  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 60, 62, 63, 64, 65,  
67, 68, 69, 70, 71 AND 72.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

6/25/94  
11:00 AM





**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

8-26-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 64 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: September 6, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for September 6, 1994  
Item No. 64

The Developers Engineering Section has reviewed the subject zoning item. If a variance is granted for this site prior to the removal of any existing curb for entrances, the owner shall obtain a permit from the Department of Public Works, Bureau of Highway and Traffic, Attn: Lynne Beck, at 887-3932.

RWB:sw

RECEIVED  
SEP 8 1994

ZADM MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 9, 1994

Raymond and Rose Marie Makowski  
1307 Chapel Hill Drive  
Baltimore, Maryland 21237

RE: Case No. 95-61-A, Item No. 64  
Raymond and Rose Marie Makowski

Dear Mr. and Mrs. Makowski:

Enclosed are copies of comments received from Developers  
Engineering Section on September 8, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at  
887-3391.

Sincerely,

Joyce Watson

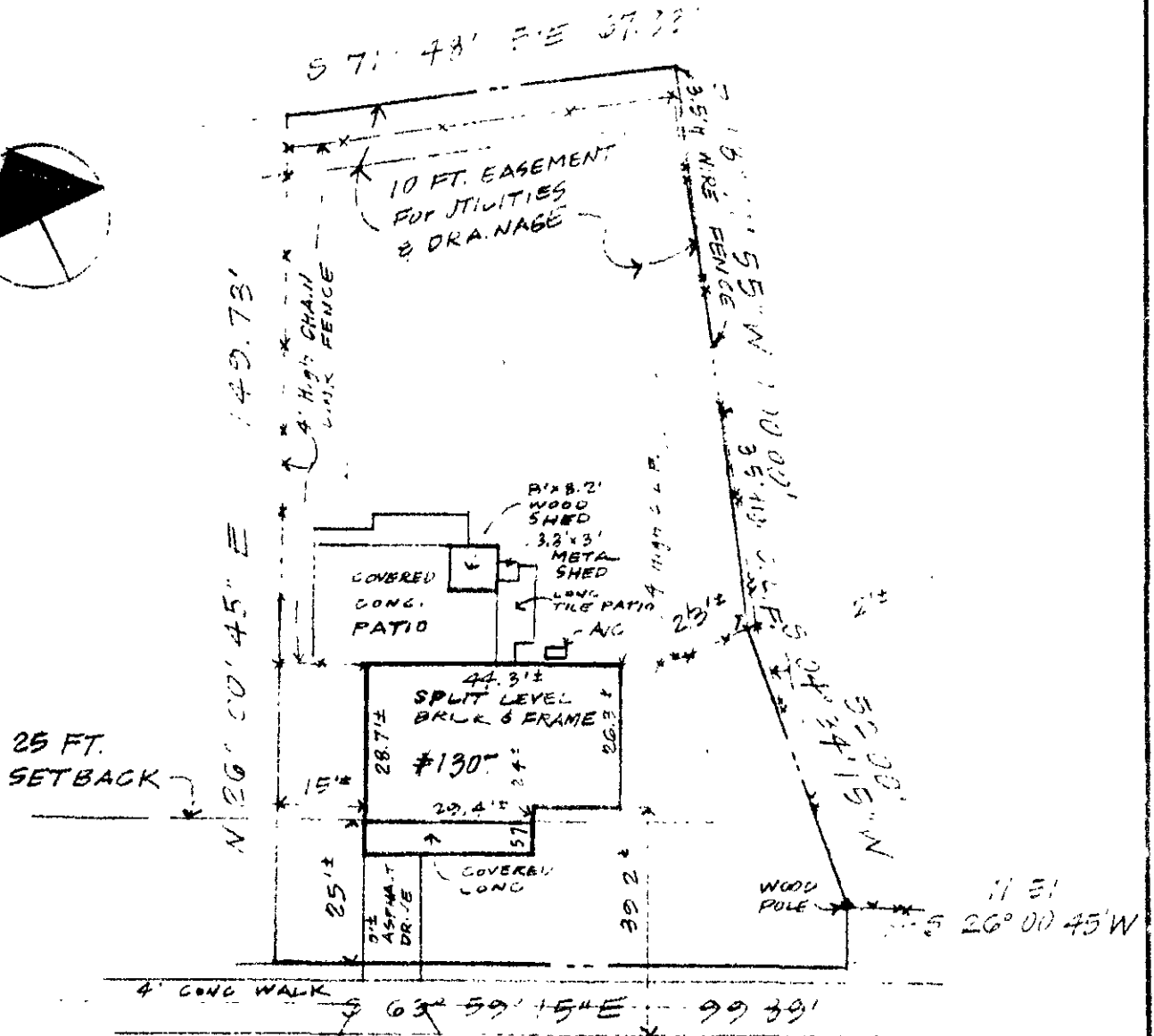
Enclosure

RECEIVED



Scale 1" = 30'

95-61-A



CHAPEL HILL DRIVE

(60' R/W - 36' 2" ASPHALT PAVING)

UNRECORDED





[illegible]

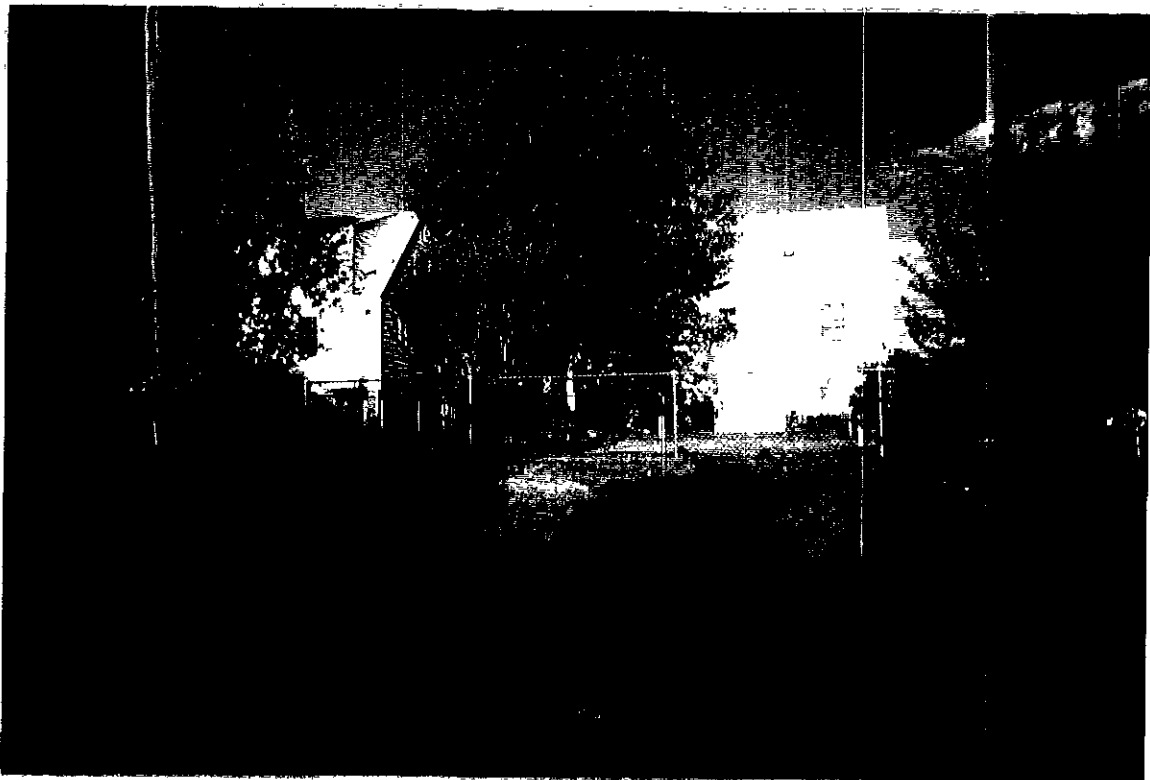
Line of Plat shown thus: \_\_\_\_\_  
 Boundary of Roads shown thus: \_\_\_\_\_  
 Lines shown thus: \_\_\_\_\_  
 Nos. shown thus: 14  
 e. Nos. shown thus: 1404  
 k Nos. shown thus: (J)  
 mts for Utilities & Drainage shown thus: \_\_\_\_\_

William H. F. Warthen, M.D.  
Deputy State and County Health Officer W. M.

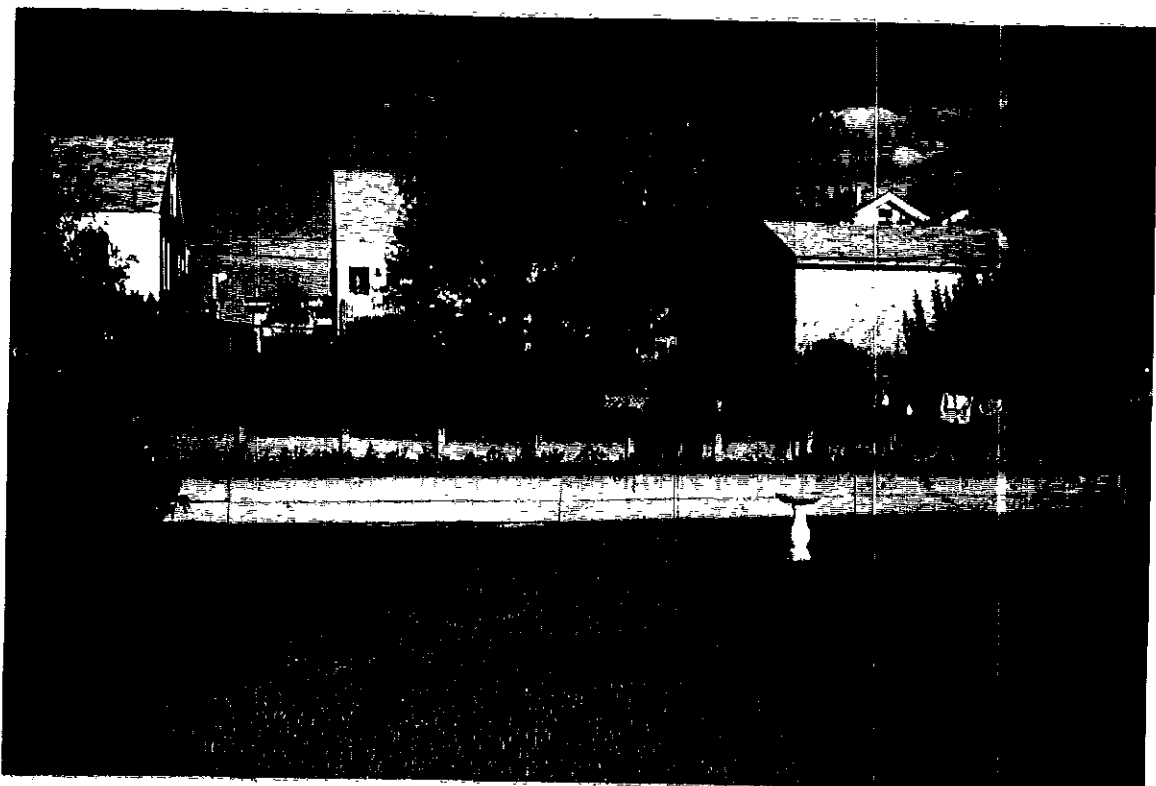
7/7/60



Front  
Yard.



Back  
Yard



Back  
Yard.

# Accounting for Bob's birthday:

Cake	5.00
Card	1.25
	<hr/>
	6.25

## Contributors:

Gloria  
Sue  
Carol  
Loe  
Kent  
Don  
Chris

~~89~~ 90 ea.  

---

7 | 6.25  
56  

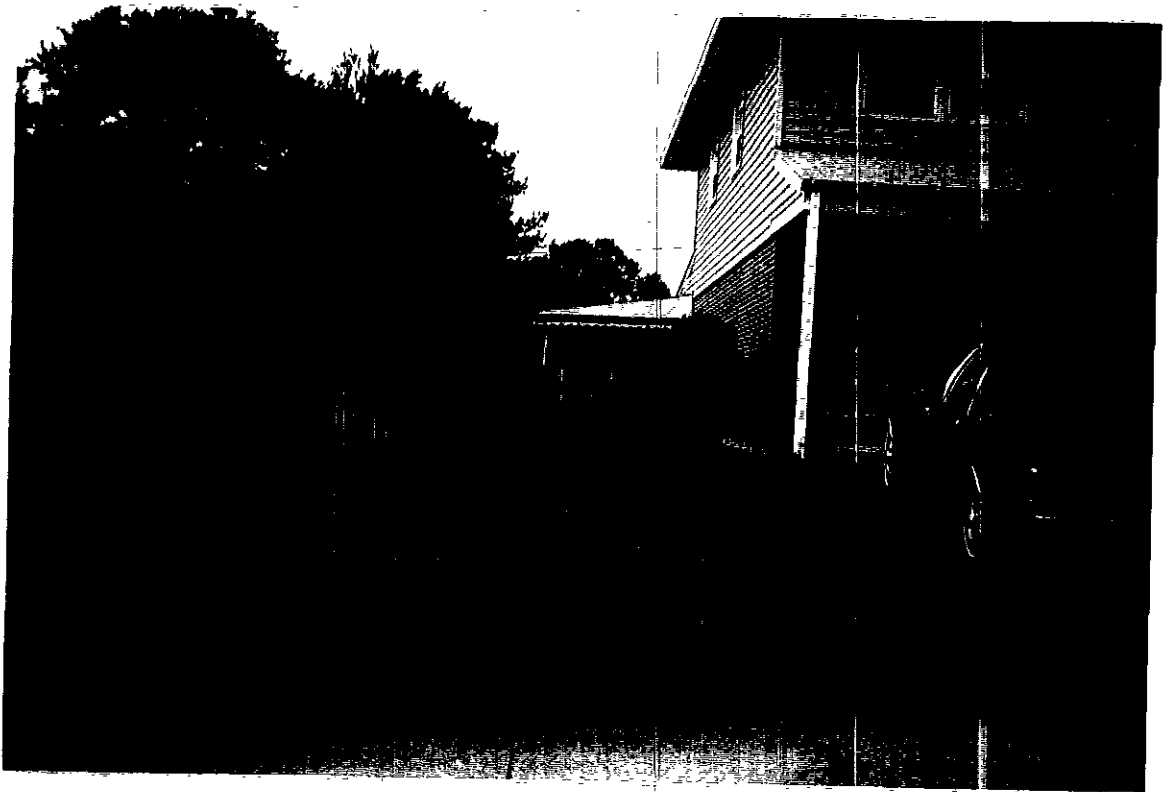
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65

95-61-A



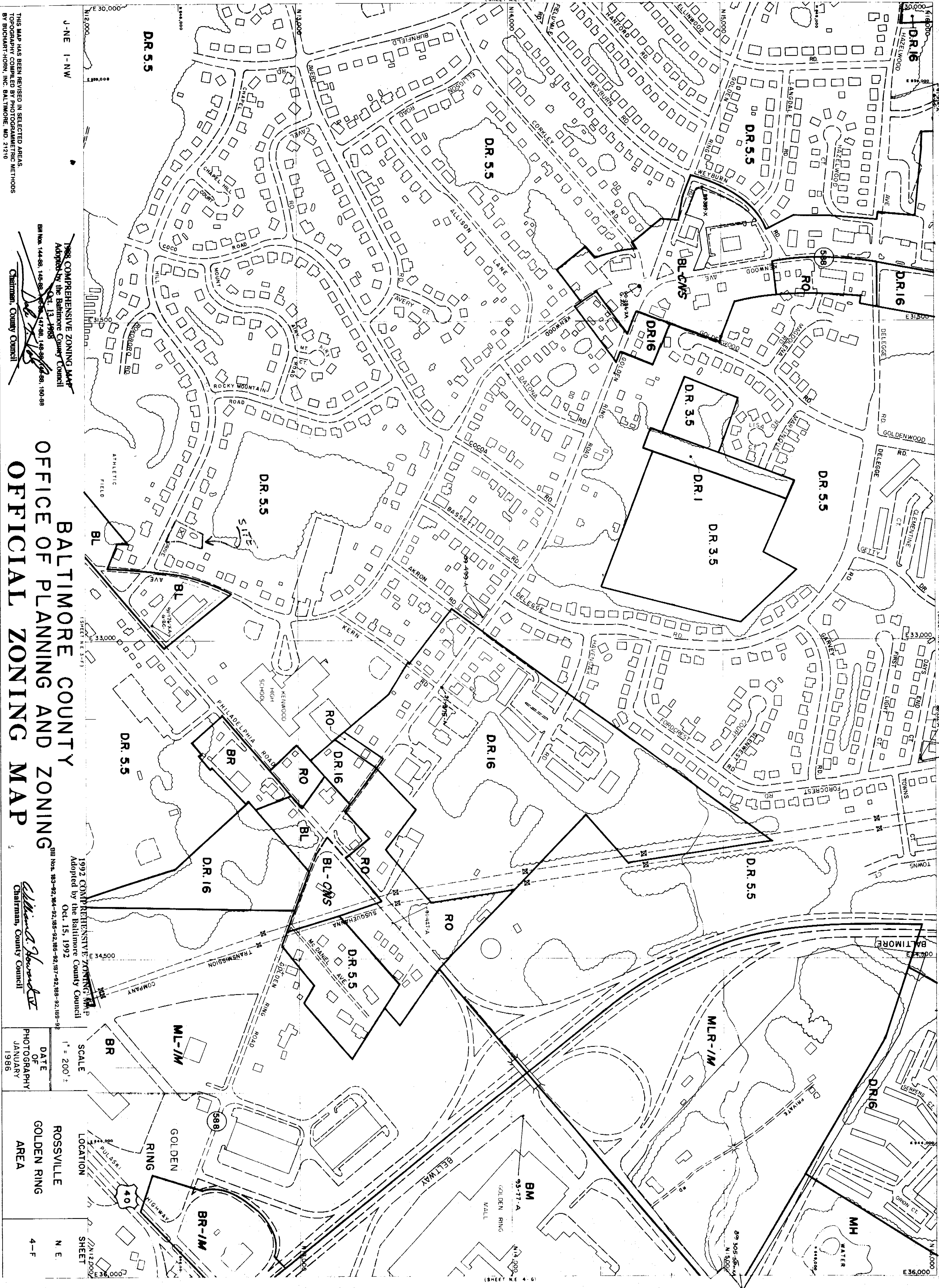
Front  
of House.



Front Yard - car port side

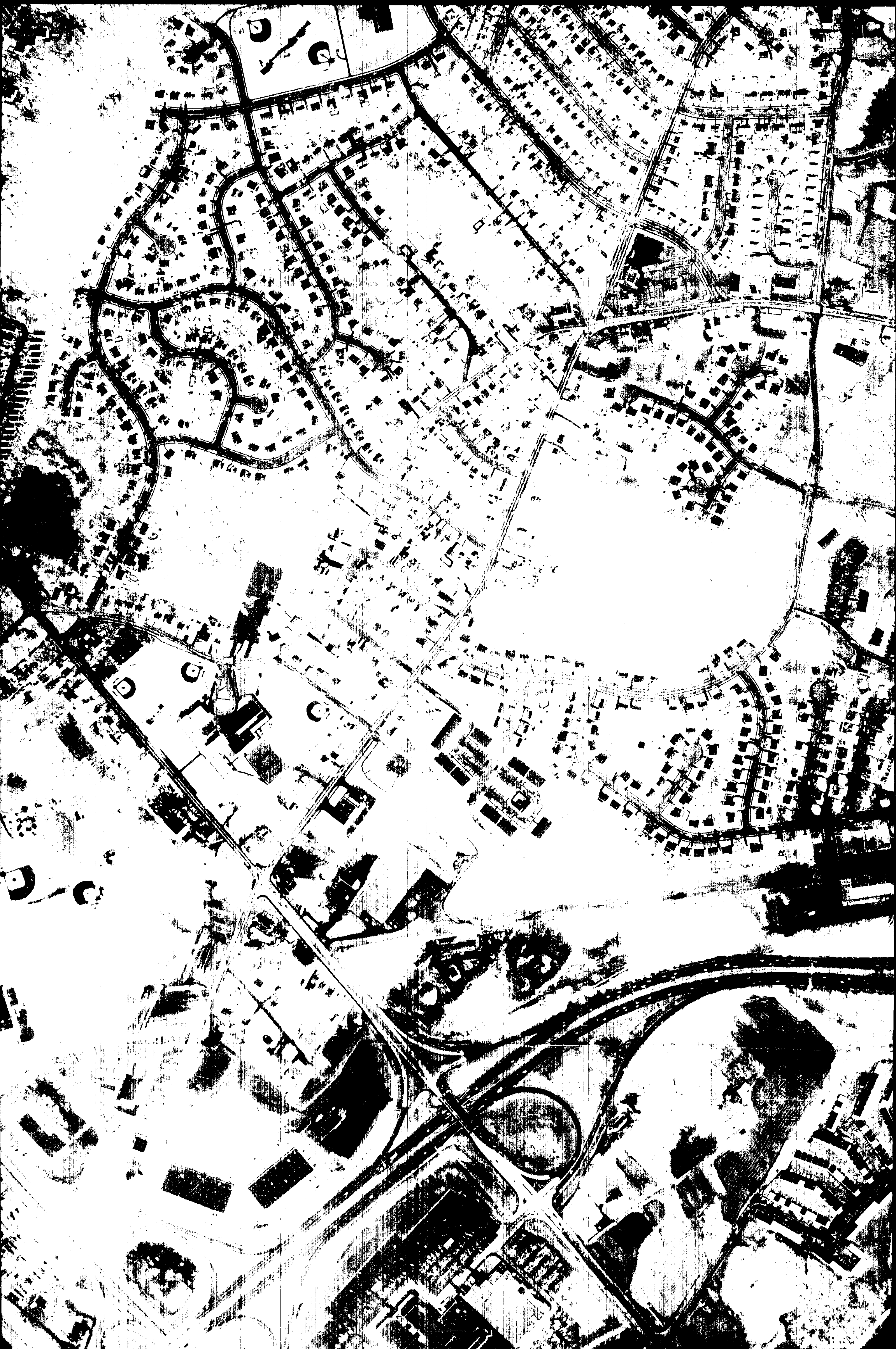
RECEIVED  
JAN 10 1962





95-61-A





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

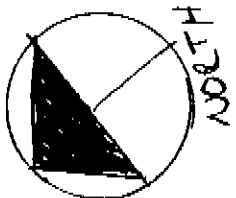
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	ROSSVILLE GOLDEN RING AREA	N.E. 4-F
DATE OF PHOTOGRAPHY JANUARY 1986	#64	

MICROFILMED

95-61-A





P. 47

BALTO COUNTY  
BOARD OF EDUCATION

14/17000 10407° 48' 05" E  
67.93

10 FT. EASEMENT  
FOR UTILITIES  
& DRAINAGE

14/05-034400

LOT # 5

JERRY GALATAS

14/1407030260

LOT # 4

SINGLE  
STORY  
HOME  
# 1309

6x8x8'  
SHED

PROPOSED  
GARAGE  
12'-7"  
3'-3"  
44'-3"  
26'-2"  
28'-3"  
29'-4"  
25'-0"  
10' ASPHALT  
DRIVE  
25' SETBACK

S 180° 11' 55" W

100.00'

S 04° 34' 15" W  
52.00'

S 26° 00' 45" W  
11.51'

LOT # 161

JOHN HORNEY  
6723 KENWOOD AVE  
14/1408065250

14/1418047700

LOT # 236  
LORRAINE HINZ  
6723 1/2 KENWOOD AVE

6725 KENWOOD AVE  
LOT # 191  
ALICE EUBANK  
14/1413028380

S 63° 59' 15" E 99.89'

CHARLE LEE DRIVE  
60' R/W 36.2 ASPHALT PAVING

95-61-A

PLAT TO ACCOMPANY PETITION FOR ZONING  
VARIANCE

95-61-A

ADDRESS- 1307 CHARLE HILL  
DAVE  
SUBDIVISION- HIGH POINT

PLAT BOOK # 4

Folio - 110

LOT # 5

SECTION- NONE

OWNER RAYMOND & ROSE MAKOWSK

LOCATION INFORMATION

ELECTION DISTRICT - #14

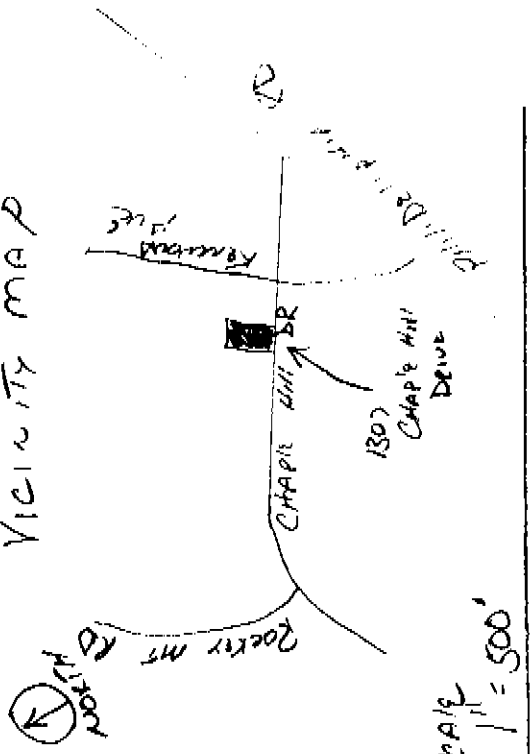
COUNCILMANIC DISTRICT - 7

ZONING - D.R. S.S

PURPOSE - SEWER/WATER

LOT SIZE - .33 ACERS

VICINITY MAP



150' TO CENTERLINE

OF KENWOOD AVE.

APPROXIMATE

#64

SCALE 1" = 20'



IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
N/S Chapel Hill Drive, 220 ft. \* ZONING COMMISSIONER  
W of c/l Kenwood Avenue \* OF BALTIMORE COUNTY  
1307 Chapel Hill Drive  
14th Election District  
7th Councilmanic District  
Raymond A. Makowski, et ux  
Petitioners \* Case No. 95-61-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Raymond A. Makowski and Rose M. Makowski, his wife, for that property known as 1307 Chapel Hill Drive Rossville section of Baltimore County. The Petitioner/property owners herein seek a variance from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of 7.5 ft. for an open projection (carport), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of September, 1994 that the Petition for a Zoning Variance from Section 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of 7.5 ft. for an open projection (carport), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. The Petitioners shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) as set forth in the comments submitted by the Developers Engineering Section dated September 6, 1994, submitted under letter dated September 9, 1994 from the Office of Zoning Administration and Development Management.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 13, 1994

Mr. and Mrs. Raymond A. Makowski  
1307 Chapel Hill Drive  
Baltimore, Maryland 21237

RE: Petition for Administrative Variance  
Case No. 95-61-A  
Property: 1307 Chapel Hill Drive

Dear Mr. and Mrs. Makowski:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1307 Chapel Hill Dr  
which is presently zoned DR-SS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 and 301.1.A to permit a 3' side setback in lieu of 7.5' for an open projection (carport).

of the Zoning Regulations of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

I need a 13 ft wide carport and I only have 15 ft to property line that's why I need the

VARIANCE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly swear and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)  
Legal Owner(s)  
Contact Purchaser/Lessee  
(Type or Print Name)  
Raymond Albert Makowski owner  
Signature  
Raymond A. Makowski  
Address  
Rose Marie Makowski owner  
(Type or Print Name)  
Rose M. Makowski  
City State Zipcode  
1307 Chapel Hill Dr (410) 682-7195  
Address  
Baltimore (410) 574-6153  
City State Zipcode  
MD 21237  
Signature  
Raymond A. Makowski  
Name, Address and phone number of representative to be contacted  
Address Phone No.  
City State Zipcode Address Phone No.

A Public Hearing having been requested and/or failed to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertisement, as required by the Zoning Regulations of Baltimore County, in two newspaper of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MM DATE: 8/17/94  
ESTIMATED POSTING DATE: 8/26/94

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 64

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 1307 Chapel Hill Dr  
Ba No 72d 21237  
Co MD Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship/practical difficulty)

Due to having health problems it would be easier for me to get to the car as well as getting in & out of after having these therapy treatments. It would also shield me from the outside elements

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raymond A. Makowski Rose M. Makowski  
Raymond A. Makowski Rose M. Makowski  
Signature Signature  
Date Date

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond A. Makowski Rose M. Makowski  
Signature Signature

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/11/94  
Date

My Commission Expires: 5/5/97



#64  
Zoning Description 95-61-A

Zoning Description for 1307 Chapel Hill Dr.  
Councilmanic District -  
Election District - 14

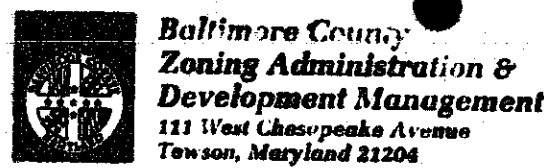
Beginning At A point on the - N 26° 00' 45" E 149.73'  
S 71° 48' 0" S E 67.93' S 18° 11' 55" W 100.00'  
S 04° 34' 15" W - S 26° 00' 45" W  
Point S 63° 59' 15" E 99.89'

Nearest Improved Intersecting Kenwood Avenue  
150.00'

Being Lot # 5 Block L  
Subdivision - High Point Book # 26  
Folio # 110 Square Feet 335

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 9/27/94  
Posted for: Variance  
Petitioner: Raymond A. & Rose Makowski  
Location of property: 1307 Chapel Hill Drive, N/S  
Location of Sign: Facing road & on property being zoned  
Remarks:  
Posted by: MM Date of return: 9/2/94  
Number of Signs: 1



Date: 8/17/94

Makowski, Raymond - 1307 Chapel Hill Drive

010 - Res Variance - \$ 50.00  
080 - 1 sign party - \$ 35.00  
Total - \$ 85.00

03A03H0398M1CHRC  
Please Make Checks Payable To Baltimore County

\$85.00

Cashier's Signature

111 West Chesapeake Avenue  
Towson, MD 21204



(410) 887-3353

Raymond and Rose Marie Makowski  
1307 Chapel Hill Drive  
Baltimore, Maryland 21237

SEP. 06 1994

RE: Item No. 64, Case No. 95-61-A  
Petitioner: Raymond and Rose Marie Makowski

Dear Mr. & Mrs. Makowski:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 17, 1994.

The following comments are related only to the filing of zoning action petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby assumed zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petition filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:ggg

Printed with Soybean Ink  
on Recycled Paper



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 8/29/94

DATE: 8/31/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 63  
64  
65  
66  
68  
69  
70  
71  
72

LS:sp

LETTY2/DEPRM/TXTSBP

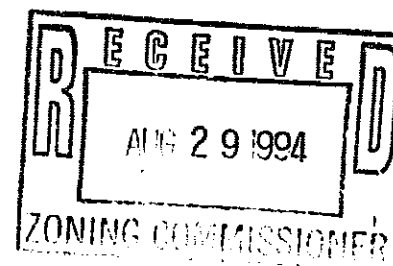
BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 29, 1994

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long  
Division Chief: Gary L. Kears

PK:JL:bjs

ZACITEMS.NC/PZONE/ZAC1

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/25/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 60, 62, 63, 64, 65, 67, 68, 69, 70, 71 AND 72.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

September 9, 1994

(410) 887-3353

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: September 8, 1994

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for September 6, 1994  
Item No. 64

The Developers Engineering Section has reviewed the subject zoning item. If a variance is granted for this site prior to the removal of any existing curb for entrances, the owner shall obtain a permit from the Department of Public Works, Bureau of Highway and Traffic. Attn: Lynne Beck, at 887-3932.

RWB:sw

RECEIVED  
SEP 8 1994  
ZADM

Raymond and Rose Marie Makowski  
1307 Chapel Hill Drive  
Baltimore, Maryland 21237

RE: Case No. 95-61-A, Item No. 64  
Raymond and Rose Marie Makowski

Dear Mr. and Mrs. Makowski:

Enclosed are copies of comments received from Developers Engineering Section on September 8, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Joyce Watson

Enclosure



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 26, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Raymond and Rose Marie Makowski  
1307 Chapel Hill Drive  
Baltimore, Maryland 21237

Re: CASE NUMBER: 95-61-A (Item 64)  
1307 Chapel Hill Drive  
N/S Chapel Hill Drive, 220' W of c/l Kenwood Avenue  
14th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

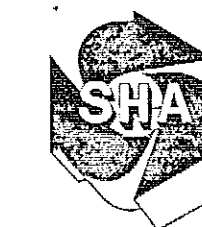
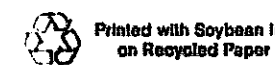
1) Your property will be posted on or before August 28, 1994. The closing date (September 12, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: X 64 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
David Ramsey, Acting Chief  
Engineering Access Permits  
Division

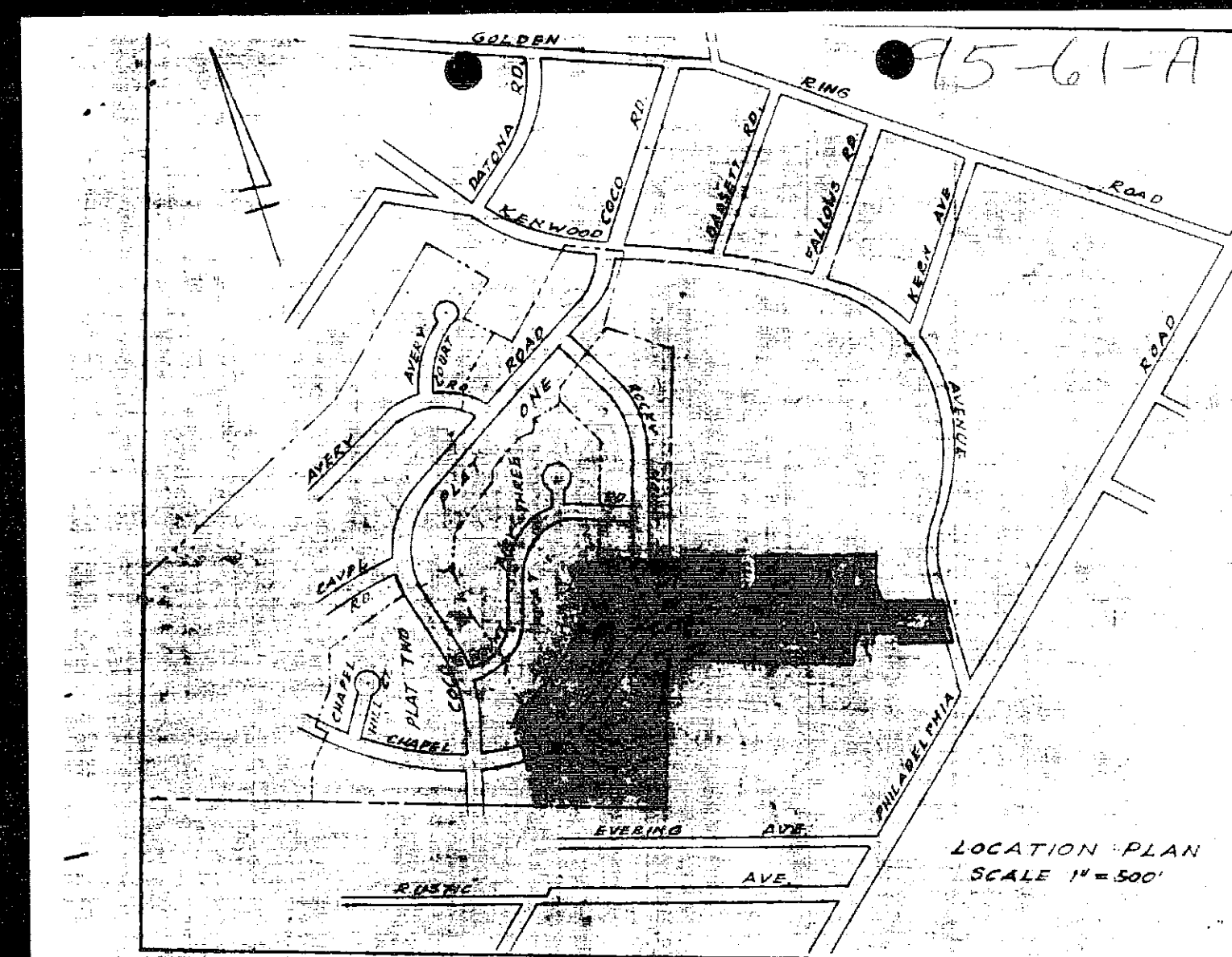
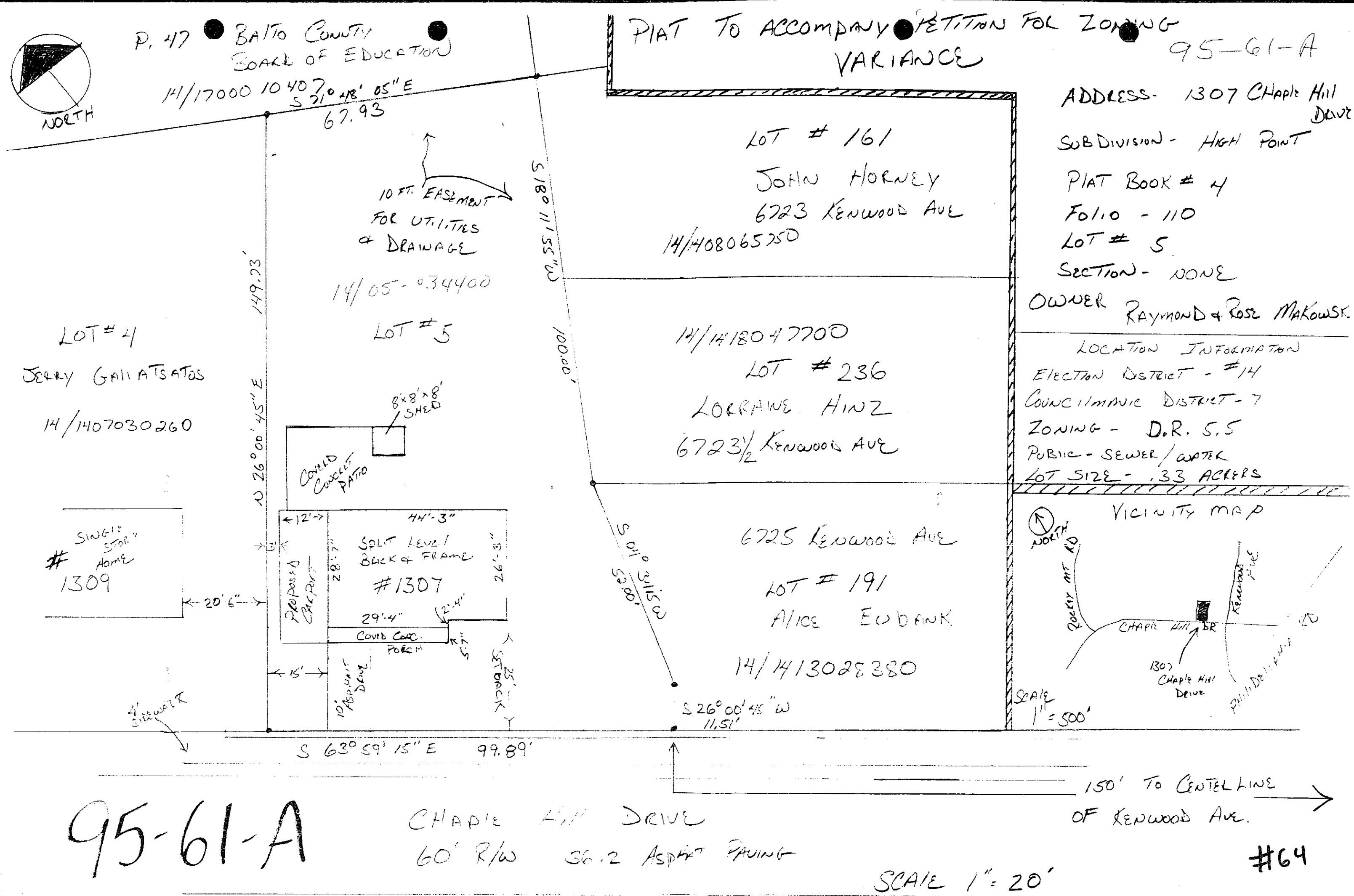
BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





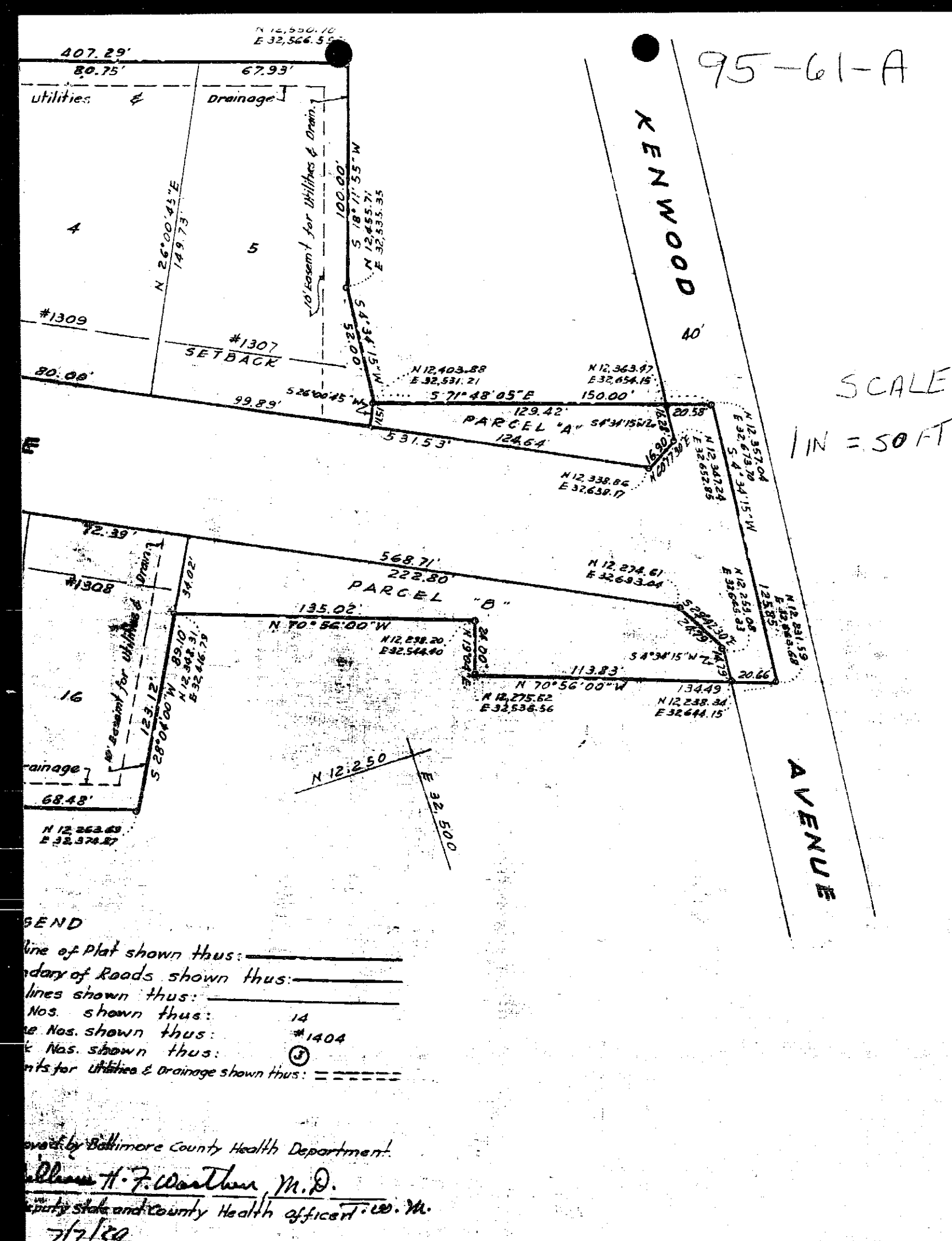
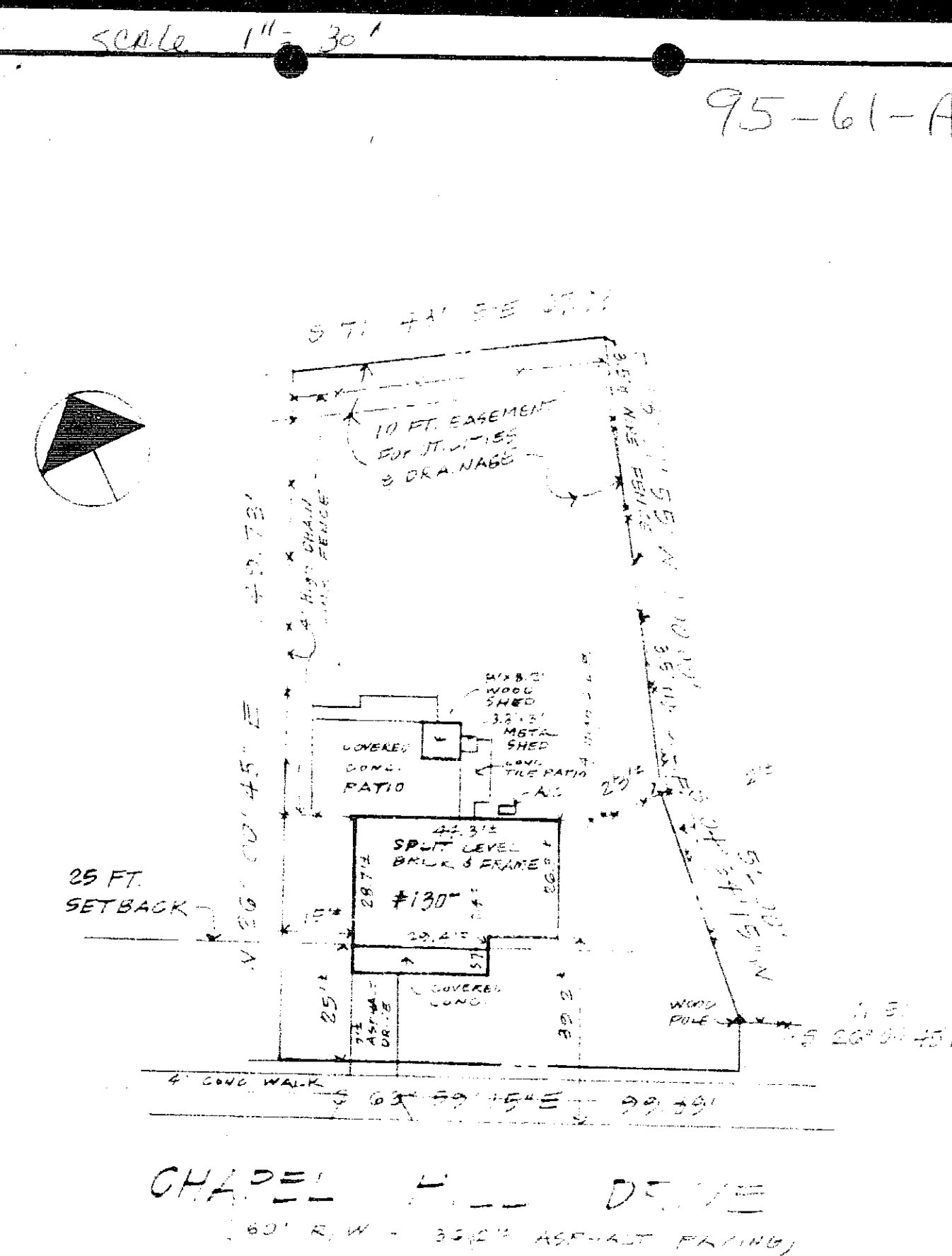
**CERTIFICATION:**  
 CERTIFICATION IS HEREBY MADE THAT THIS PEAT WAS  
 COMPUTED BY G.W. STEPHENS JR. & ASSOCIATES INC. AND  
 THAT IT MEETS THE REQUIREMENTS OF SECTION 72 & ARTICLE  
 1 OF THE ANNOTATED CODE OF MARYLAND, 1947 SUPPLE  
 MENT.

OWNERS CERTIFICATE:

CERTIFICATION IS HEREBY MADE THAT ALL THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, CHAPTER 106, ACTS OF 1945 HAVE BEEN COMPLIED WITH ON THIS

James O. O'Connell  
REG. No. 2086

THE CAJON LAND COMPANY



Front  
Yard.



Back  
Yard



Back  
Yard

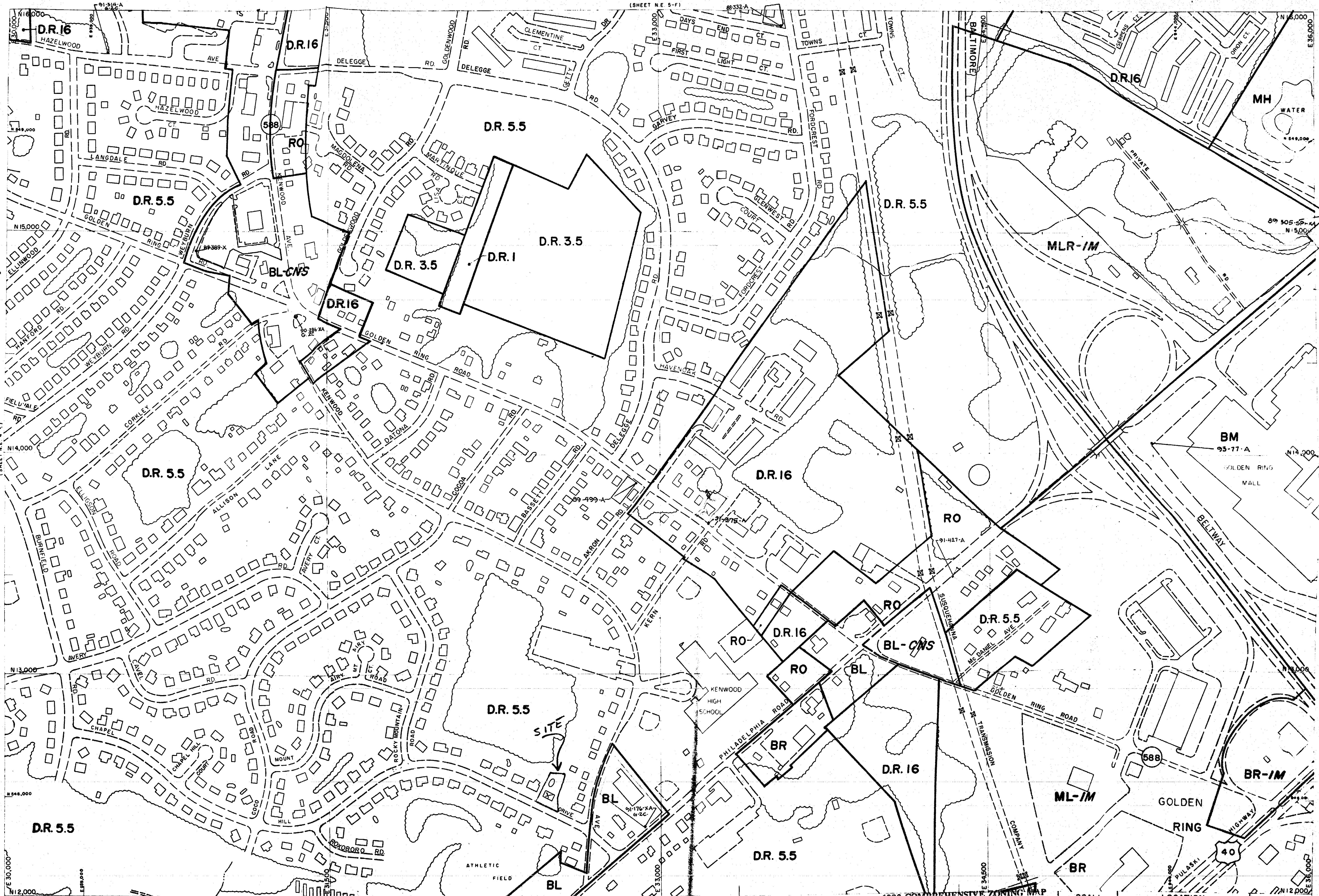


Front  
of House



Front Yard - car port side





J-NE I-NW

**1988 COMPREHENSIVE ZONING MAP**  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

*John P. McLean*  
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

**1992 COMPREHENSIVE ZONING MAP**  
 Adopted by the Baltimore County Council  
 Oct. 15, 1992  
 Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92, 190-92

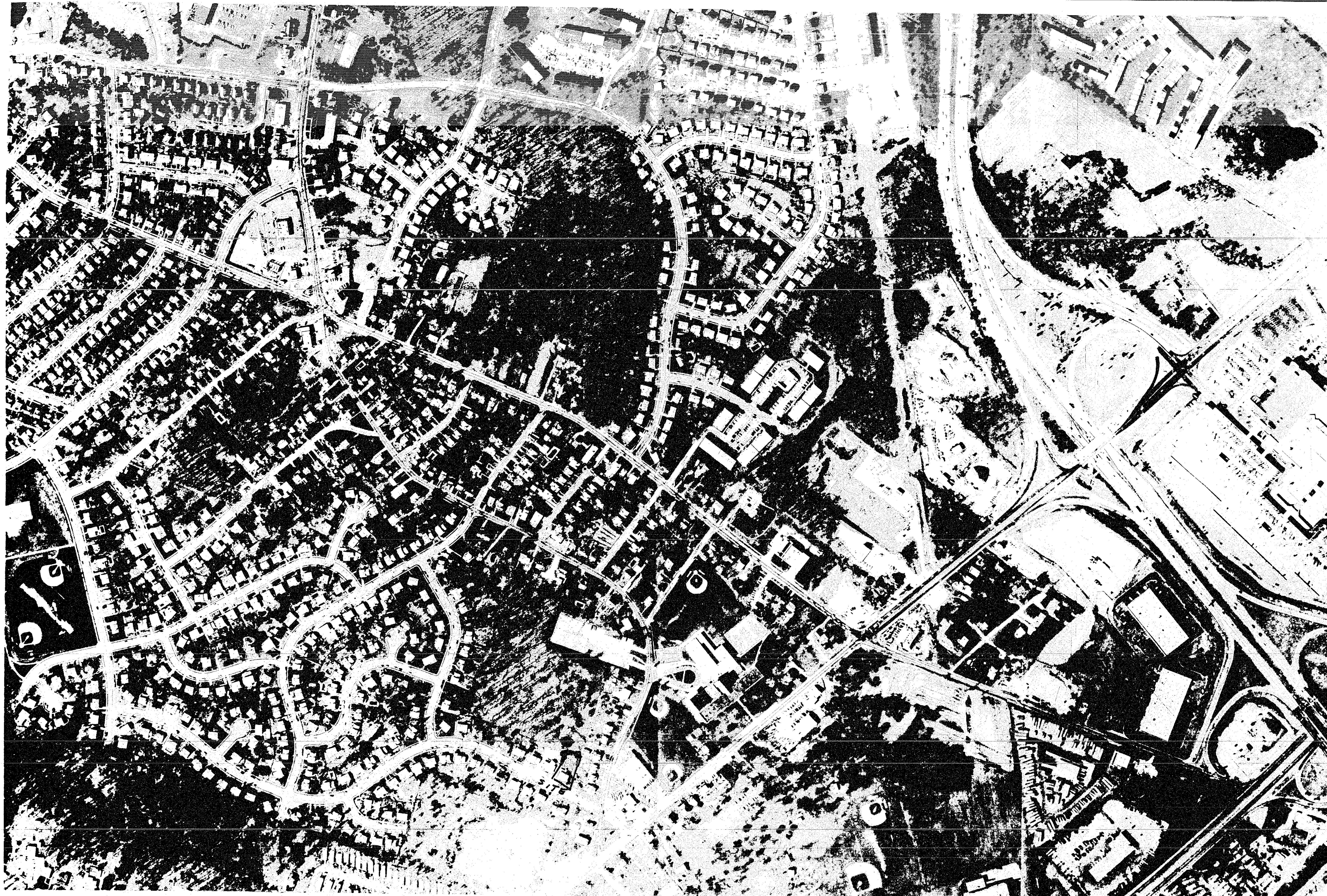
*William H. Howard IV*  
 Chairman, County Council

SCALE 1" = 20'	LOCATION ROSSVILLE GOLDEN RING AREA	SHEET N. E. 4-F
DATE OF PHOTOGRAPHY JANUARY 1988		

#64

95-61-A





95-61-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	ROSSVILLE GOLDEN RING AREA	N.E. 4-F
DATE OF PHOTOGRAPHY JANUARY 1986	#64	